

**FARMINGTON CITY
SPECIAL CITY COUNCIL MEETING
Tuesday, November 12, 2013**

Present: Mayor Scott Harbertson, Council Members John Bilton, Cindy Roybal, Jim Talbot and Jim Young, City Manager Dave Millheim, City Development Director David Petersen, City Recorder Holly Gadd and Recording Secretary Cynthia DeCoursey. Council Member Cory Ritz joined the meeting via satellite phone. Youth City Council Members Kat Smith, Jill Hess, Kayla Weddington, Amanda Buxton, Steven Swanson, Sydney Pace, and Elizabeth Barnett were also in attendance.

Roll Call (Opening Comments/Invocation/Pledge of Allegiance)

Mayor Harbertson opened the meeting at 7:05 p.m. and welcomed those in attendance. Council Member **Jim Talbot** offered the invocation, and the Pledge of Allegiance was led by **Kat Smith**.

Convene as the Board of Convassers:

City Recorder **Holly Gadd** reported that 2,205 votes were cast for the Mayor's seat and the three City Council seats. **Jim Talbot** was the only candidate for Mayor; he received 1,841 votes and will be the new Mayor of Farmington. There were two candidates for one 2-year City Council seat—**Kristin Harbertson** received 1,075 votes, and **Doug Anderson** received 1,082 votes, so he will fill the 2-year seat. There were three candidates for two 4-year City Council seats, and **Jeffrey Steele** received 1,093 votes, **Brigham Mellor** received 1,173 votes, and **John Bilton** received 1,391 votes. **John Bilton** and **Brigham Mellor** will fill the two 4-year seats. Mayor Harbertson congratulated the candidates who won the election.

Motion:

Jim Young made a motion to approve the 2013 Farmington General Election results and to authorize the Mayor and City Council to sign the letter certifying that the results are true and correct. The motion was seconded by **Jim Talbot** and unanimously approved.

Reconvene as the City Council:

Property Acquisition for Community Park

Dave Millheim said the City has wanted to build a large park in west Farmington for quite some time and has owned 20 acres west of 650 West for several years. The property owner of 21.95 acres abutting the City's parcel recently agreed to trade his property for the City's old Public Works building. If the Council approves the contract, the City will submit a zone change application requesting that the 1.543 acre parcel be changed to BP (Business Park) which is consistent with the existing General Land Use Plan.

Motion:

Jim Young made a motion to approve the Property Exchange and Purchase and Sale Agreement and Addendum between Farmington City and R&T Investments, L.C. which includes the acquisition of property for a Community Park in west Farmington with the following conditions:

1. Staff will prepare proper notices for the disposal of the old City Public Works building (currently being leased to CenterCal) as part of a purchase and sale agreement to R&T Investments.
2. Staff will prepare a subdivision application with the City as the applicant to subdivide the old Public Works building site of 1.543 acres from the .763 acre parcel on the north side the City wishes to retain for the use of Public Works material storage.
3. Staff will prepare a zoning application with the City as the applicant for a BP (Business Park) zone designation to be placed on both the parcel the City retains (after the parcel is subdivided) and the parcel with the building being sold to R&T Investments.
4. The Mayor will execute, on behalf of the City, the Purchase and Sale Agreement with R&T Investments for the acquisition of property for a community park.
5. Staff will prepare the necessary documents with Zions Bank for a lease purchase of \$1,200,000 which enables the City to use park impact fees for park acquisition as planned for in the City's park capital facilities plan.

The motion was seconded by **John Bilton** and unanimously approved.

Property Sale and Park Improvement Agreement with Utah School Development FC LLC (USD)

Dave Millheim explained that USD approached the City with a desire to purchase property for a charter school, and the City has agreed to sell 5 acres of the 21.95-acre parcel. The purchase price will be \$750,000, and USD will build a large parking lot which will be used by the school and the park. They will also construct three large recreation fields (one on their property and two on the abutting City park property) and install all of the public improvements required for the west side of 650 West. **Mayor Harbertson** thanked the City Manager and staff for their efforts.

Motion:

John Bilton made a motion to approve the Real Estate Purchase and Sale Agreement between Farmington City and Utah School Development FC LLC for the sale of five acres to be used for a new charter school with the following conditions:

1. Staff will prepare proper notice for the disposal of five acres recently acquired from R&T Investments located on the west side of 650 West and south of Clark Lane.

2. Staff will prepare a boundary adjustment application with the City (for the same five acres) to be considered by the Planning Commission on December 12, 2013.
3. The Mayor will execute the attached Real Estate Purchase and Sale Agreement with USD, and the City and USD will sign a cross use easement agreement for the shared use of the playing fields and parking lot. The improvements will be constructed by USD at their expense prior to USD receiving a certificate of occupancy.
4. Staff will identify the \$750,000 received from the sale of the five-acre site to be used for future park acquisition and development costs.

The motion was seconded by **Jim Talbot** and unanimously approved.

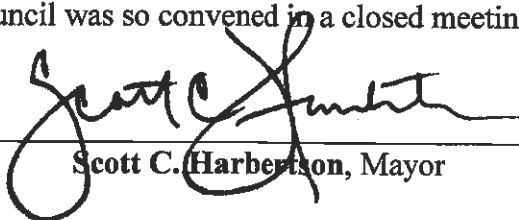
CLOSED SESSION

Motion:

At 6:30 p.m. **John Bilton** made a motion for the Council to go into a closed meeting to discuss the potential sale of real property. The motion was seconded by **Cindy Roybal** and unanimously approved.

Sworn Statement

I, **Scott C. Harbertson**, Mayor of Farmington City, do hereby affirm that the items discussed in the closed meeting were as stated in the motion to go into closed session and that no other business was conducted while the Council was so convened in a closed meeting.



Scott C. Harbertson, Mayor

Motion:

At 6:50 p.m. a motion to reconvene into an open meeting was made by **John Bilton**, seconded by **Cindy Roybal**, and unanimously approved.

ADJOURNMENT

Motion:

John Bilton made a motion to adjourn the meeting which was seconded by **Cindy Roybal** and unanimously approved, and the meeting adjourned at 6:55 p.m.



Holly Gadd, City Recorder
Farmington City Corporation